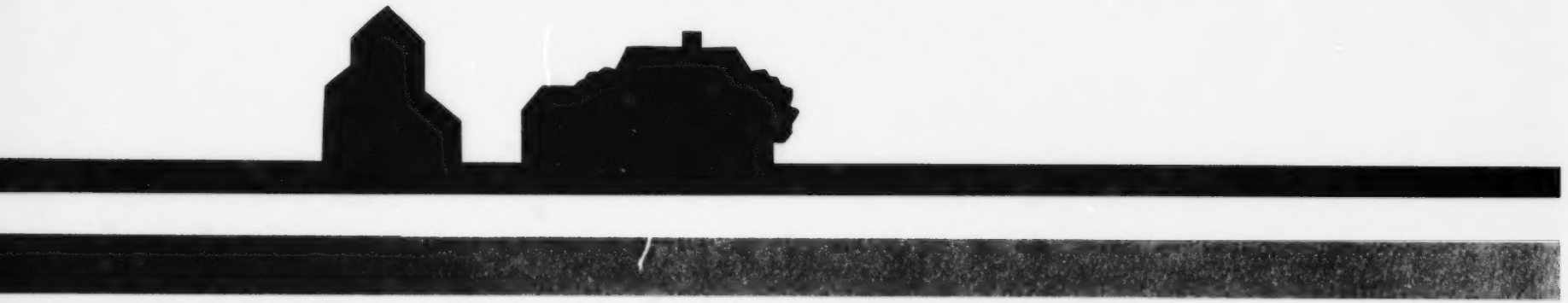
A COMMUNITY PLAN FOR THE HAMLET OF BRUCE 1986



COUNTY OF BEAVER #9

A COMMUNITY PLAN FOR THE HAMLET OF BRUCE 1986

Plan Finalized: March, 1986
Plan Printed By: Alberta Municipal Affairs

Planning is the process of deciding what you want to do or where you want to be, and how you are going to do it or get there.

"I believe the times demand invention, innovation, imagination, decision . . . courage, not complacency, is our need today, leadership, not salesmanship."

John F. Kennedy

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2.2 Population:

Size of Population – Earliest official population records for Bruce date to 1951 when there were 157 people residing in the Hamlet. Population figures recorded since that time are listed below:

Year	Population*	Year	Population*
1951	157	1971	110
1956	159	1976	93
1961	171	1981	88
1966	147		

Since 1961, the population of Bruce has steadily declined at a rate of approximately 2% per year. Over the last couple of years, population levels have stabilized somewhat, coinciding with the influx of several young families and the advent of water and sewer services to the Hamlet.

An engineering pre-design report** prepared for the water and sewer system in Bruce, anticipated a population growth rate of 1.4% per year to a "design population" of 120 people by the year 2000. Although future population levels of the Hamlet are difficult to predict, it is the feeling of community residents that Bruce's population has stabilized, and may in fact grow as younger people reside in the community and raise families.

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* Population of Unincorporated Places in Alberta – Alberta Bureau of Statistics.

** "County of Beaver No. 9, Bruce Water and Sewer Pre-Design Report". The Cambrian Engineering Group Ltd., March 1979.

Length of Residency – A detailed, comprehensive profile of the Bruce population is not available. However, some basic information on length of residency, occupation, and location of work was gathered from the community plan questionnaire distributed in Bruce during June of 1985. Most residents (77%) have lived in the Hamlet for more than 10 years. However, 15% have resided in the community for less than 3 years.

Age – Bruce residents feel that the average age of the community is declining as younger families move into the community. Unofficial estimates suggest that 63% ± of the Hamlet population is under 50 years of age.

Occupation – The data collected indicates that 64% of the residents work on a full time basis. Approximately 30% are retired. The questionnaire response clearly suggests that the vast majority of residents work on a full or part time basis and do so either within Bruce (59%) or in adjacent towns and villages (25%)

Quality of Life – The residents of Bruce enjoy living in their community. They appreciate its smallness and are proud of their stampede and their financially sound community organizations. The people have a reputation of being friendly, good neighbours and working together in a cooperative manner.

1. INTRODUCTION

The Hamlet of Bruce Community Plan has been prepared as a means of assisting the County of Beaver and the residents of Bruce in their effort to improve the physical environment of the community, to ensure orderly and beneficial community development and change; and, to promote a high quality of community life.

The Plan is comprised of four components: a profile and overview of the community; a summary of key community issues; a statement of community goals and priorities; and, a proposed plan of action to practically address and realize community goals and priorities.

This Plan reflects the combined cooperative efforts and inputs from the County of Beaver administrative staff and Council, the residents of Bruce, and planning advisors from the Planning Branch, Alberta Municipal Affairs. Although the Plan has no statutory authority, it does represent a real commitment on the part of the community of Bruce and the County of Beaver.

Invariably, a community changes over time. To ensure that this Plan remains current and relevant to the needs and priorities of the Bruce community, this document should be reviewed (and modified where appropriate) every 2 years. The review process would jointly involve the County of Beaver Council, the residents of Bruce and the Planning Branch, Alberta Municipal Affairs.

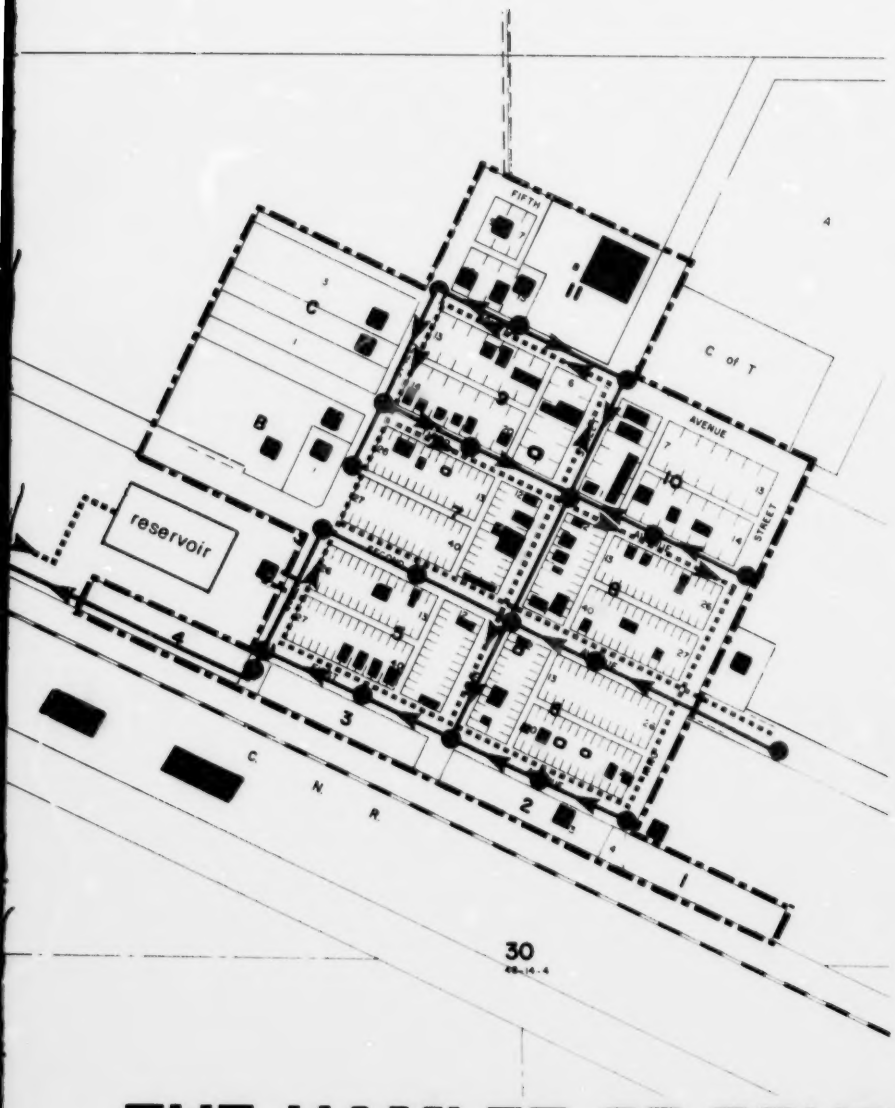
2. COMMUNITY PROFILE

2.1 Setting:

Location – The Hamlet of Bruce is located adjacent to the intersection of Highway 14 and Secondary Road 857, 104 km southeast of Edmonton. The community itself is situated within a predominately rural agricultural area, and falls within the municipal jurisdiction of the County of Beaver No. 9. Map 1 depicts the boundaries of the Hamlet as designated by the County of Beaver.

Access – Direct road access into the community is available via Highway 14 and Secondary Road 857. The CNR rail line runs adjacent and parallel to the Hamlet's southern boundary. Bruce has good access to larger urban centres in the region.

Heritage – The Bruce and area community has a rather unique heritage, in that it is host of the Bruce Stampede, the second oldest consecutively held stampede/rodeo in Alberta. Initiated in 1914, the stampede now attracts upwards of 7,000 people annually to the community during the last week of July. The actual stampede grounds are located approximately .8 km southeast of the Hamlet, on a portion of the SW 29-48-14-W4. The Bruce Stampede is a vital component of the Bruce and area community.



SERVICING
Map 1

hamlet boundary

building occupied

building vacant

water main

sanitary sewer

manhole

N

THE HAMLET OF BRUCE COMMUNITY PLAN

2.3 Municipal Services:

Water – The Hamlet is fully serviced with a water and sewer system having a design capacity of 120 people [Map 1]. Based on an annual water consumption rate of 300 litres per person per day, and an annual population growth rate of 1.4%, the system is anticipated to meet the community's needs until the year 2000.

The water supply source for Bruce is a small creek, a tributary of the Vermilion River, located 1.5 km west of the Hamlet. Due to seasonal fluctuations in water levels, a raw water storage reservoir with water treatment facilities has been constructed immediately west of the Hamlet. The reservoir has a capacity of 16,500 cubic metres, sufficient to satisfy the community's water demand for a 15 month period.

The water distribution system consists of 150 mm and 75 mm pipes, with approximately 46 service connections in place to serve all existing buildings. For a population of 90 people, the average day demand rate has been calculated to be 19 litres per minute, with peak demand rates increasing to 75 litres per minute. At a population level of 120 people, the average day demand rate would be 25 litres per minute, with a peak demand rate of 100 litres per minute.

Sewer – The average flow for sewers is calculated to be the same as the water demand rate. Using 200 mm pipe, sewage travels to the sewage lift station located near the intersection of Queen Street and First Avenue. Using two pumps [one of which is a standby pump], the pump station can accommodate 100 litres of sewage per minute. The sewage is pumped to the sewage lagoon through a 100 mm forcemain which runs parallel to the water supply line. For safety reasons, the water and sewage lines have been buried in separated trenches

The sewage lagoon is located adjacent to the creek on the SW 36-48-14-W4 and is over 300 metres from the actual Hamlet boundary. The lagoon measures 80 metres by 100 metres and is of a faculative design consisting of two cells. The first cell, which has a depth of 1.5 metres, has a two month retention capability. The second cell, 2.4 metres in depth, provides an additional 0 to 12 months storage. Retention levels are based on a population of 120 people.

Treated effluent is charged downstream from the water supply inntake point on the creek. Effluent discharging occurs once a year, coinciding with the creek's high flow period.

2.4 Land Ownership:

According to information obtained from the County of Beaver taxation rolls [July, 1985], land within the community is held by approximately 73 distinct and separate land owners. Of this total, 12 are either private/public companies, government or institutional land owners. Map 2 depicts land ownership in the Hamlet by the aforementioned land tenure categories.

It is worthwhile to note that a total of 32 individual lots are presently held in the name of the County of Beaver. This situation is largely the result of tax foreclosures. According to the County assessor, this number will likely increase by an additional 13 lots in March, 1986.

LAND OWNERSHIP PATTERNS

Map 2

hamlet boundary

building occupied

building vacant

private individuals

private & public companies or institutions

N

THE HAMLET OF BRUCE COMMUNITY PLAN

2.5 Land Uses:

Five general categories of land use were identified in the Hamlet, based on an identification of the predominate use of permanent structures located on all registered lots. The five land use categories are residential, commercial, industrial, institutional and park (Map 3). Registered lots without a permanent structure were classified as vacant land (no specific land use) (Map 4).

Residential – Approximately 54% (4.59 ha) of developed land in the Hamlet is used for residential purposes. Residential lots range in size from .66 ha to .03 ha.

Commercial – Those private businesses which sell goods or provide services directly to the general public have been designated as a commercial use. The following commercial services are provided in the community:

Retail Service	Name of Establishment
hotel	Bruce Hotel
hardware	Bruce Home Hardware
general store	Rudy's General Store
coffee shop/confectionary	Glady's Cafe
bulk gas supply	Bruce Shell Bulk Sales
auto service and repair	Ken's Garage

Total property area devoted to commercial uses is approximately 1.5 ha.

Industrial – Those uses or activities which involve warehousing, storage, garages, utility buildings etc., have been designated as an industrial use. The following industrial uses exist within the Hamlet:

Industrial Use	Name of Establishment
auto body work	Bruce Auto Body
utilities	County of Beaver – Bruce Reservoir
municipal shop/garage	County of Beaver Grader Shop and Fire Hall

Total property area devoted to industrial uses is approximately .34 ha of land.

Institutional – Those community service oriented uses such as churches, schools, libraries, community recreation facilities etc., have been designated as institutional uses. The following institutional uses exist within the Hamlet:

Institutional Use	Name of Establishment
community recreation	Bruce Recreation Centre, Bruce Community Hall, Bruce Community Centre
post office	Bruce Post Office
churches	Bruce Congregation of Jehovah's Witness
	Roman Catholic Church of Bruce
	Immanuel Lutheran Church

EXISTING LAND USE

MAP 3

hamlet boundary

building occupied

building vacant

residential

commercial

light industrial

institutional

park

N

THE HAMLET OF BRUCE COMMUNITY PLAN

VACANT LANDS

Map 4

hamlet boundary

building occupied

building vacant

vacant residential

vacant com./ind./inst.

N

THE HAMLET OF BRUCE COMMUNITY PLAN

4. COMMUNITY GOALS/PRIORITIES AND PLAN OF ACTION

The positive aspects of a community combined with an identification of community issues can be used as a basis for developing community goals and priorities. This principle has been used in establishing the following goals and priorities for the Hamlet of Bruce:

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
1.	TO IMPROVE THE PHYSICAL ENVIRONMENT OF THE BRUCE COMMUNITY						
PRIORITIES:							
1.1	Ensure that all property in the Hamlet is properly maintained and kept. This includes the removal of abandoned vehicles, scrap/ junk; repairing or demolishing unsafe or derelict buildings; and, keeping weeds down.	1.1	Initiate a community clean-up campaign covering all lands within the Hamlet of Bruce.	1.1	Organized by Bruce residents on a volunteer basis, possibly supplemented with government funded employment programs (ie. S.T.E.P., P.E.P., and Alberta Environment Employment Program). County of Beaver to co-operate in a community clean-up effort. Preparation/ adoption of a nuisance bylaw is also an option.	1.1	Commence community initiative to coincide with government funded programs.

Vacant Land – There are a large number of vacant lots in the Hamlet of Bruce. In fact, approximately 45% of the total property area in the community can be classified as vacant land (6.11 ha). For the purposes of this Plan, vacant property has been classified according to two categories: vacant residential; and, vacant industrial/commercial/institutional.

There are approximately 100 vacant residential lots, ranging in size from .04 ha (12.5 ft. × 140 ft.) to .065 ha (50 ft. × 140 ft.). Total area encompassed by these lots is 3.85 ha. If residential lot sizes are standardized at .065 ha, the developable amount of vacant residential property would total about 60 lots. It is interesting to note that given an average household size of 3 people, there is, theoretical enough vacant residential land within the present Hamlet boundaries to accommodate 180 additional people. This would exceed the capacity of the existing community water and sewer system by 60 people.

There are approximately 20 vacant industrial/commercial/institutional properties in the community, and range in size from .03 ha to .47 ha of land. Four of these lots, with areas greater than .40 ha, could conceivably be further subdivided, thereby increasing the total possible number of lots. Total area of vacant industrial/commercial/institutional in the Hamlet is about 2.3 ha.

3. COMMUNITY ISSUES

The following community issues were raised and discussed at a public meeting held in the Bruce Community Centre on Tuesday, June 18, 1985. These issues were again reaffirmed in the responses received from the Bruce community plan questionnaire survey.

Issues:

1. Poor visual appearance of the community (ie. properties not maintained, abandoned vehicles and scrap in yard, vacant/unsafe buildings).
2. Poor street conditions (muddy, poorly drained).
3. Sidewalks in terrible shape (cracked, uneven).
4. Insufficient traffic signs.
5. Better cooperation/communication with County of Beaver.

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
1.	TO IMPROVE THE PHYSICAL ENVIRONMENT OF THE BRUCE COMMUNITY						
PRIORITIES:							
1.2	Improve local roads in Hamlet with better surfacing and proper drainage.	1.2	Assess nature of disrepair and determine necessary actions/ costs to remedy the situation.	1.2	Community to approach County of Beaver with request. County ultimately responsible for taking necessary action. Possible funding under the "Alberta Hamlet Street Assistance Program".	1.2	Request filed immediately. County action dependent upon budget constraints, prior commitments and funding sources.
1.3	Repair and improve sidewalks to make them safe and functional	1.3	Same as 1.2	1.3	Same as 1.2	1.3	Same as 1.2

PLAN OF ACTION

Community goals/Priorities		What		How and Who		When
GOAL:						
1.	TO IMPROVE THE PHYSICAL ENVIRONMENT OF THE BRUCE COMMUNITY					
PRIORITIES:						
1.4	Reclaim and beautify the area encompassed by the slough located between the CNR line and First Avenue.	1.4	Fill and revegetate the slough area which encompasses both CNR and private landholdings between the railway and First Avenue	1.4	County of Beaver to approach appropriate landholders with request for permission to fill and revegetate the slough area.	1.4	Commence action immediately.
1.5	Initiate a community tree planting/landscaping beautification program.	1.5	Prepare a community tree planting scheme for the Hamlet and, obtain and plant trees accordingly.	1.5	County of Beaver to co-ordinate supplying the trees and determining planting locations in consultation with local residents. Labour provided by community volunteers and/or through government funded employment programs.	1.5	Request for trees should be made in fall, coordinate planting in spring with government employment programs.
1.6	Install an attractive community identification/ welcome sign.	1.6	Design, construct and install a community identification sign, possibly in association with Priority 3.1.2.	1.6	Local residents would be responsible for initiating, designing, constructing and installing sign.	1.6	Dependent upon financial and time resources of the community as well as priority.

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
2.	TO ENSURE ORDERLY, APPROPRIATE AND BENEFICIAL COMMUNITY GROWTH, DEVELOPMENT AND CHANGE						
PRIORITIES:							
2.1	Ensure that any new subdivision, development or re-development is in accordance with the existing capacity and spatial extent of community services; and, in consistent with community goals and priorities.	2.1	Evaluate all applications for subdivision, development and reference to existing capacity and spatial extent of community services; and, is consistent with community goals/ priorities and future land use concept map. Population levels of the Hamlet to be also monitored annually.	2.1	The following actors have this role to play in evaluating such applications: Development Officer, Municipal Planning Commission, Development Appeal Board, County of Beaver Council, Subdivision Approving Authority.	2.1	As applications occur; population counts on a yearly basis, preferably in the spring.
2.2	Install appropriate traffic signage within the Hamlet.	2.2	Identify critical locations where traffic signs are needed, and then place signs accordingly.	2.2	The County of Beaver would be responsible for signage.	2.2	Determined by budget priorities of the County.

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When
GOAL:						
3.	TO PROMOTE A HIGH QUALITY OF LIFE WITHIN THE BRUCE COMMUNITY					
PRIORITIES:						
3.1	Strengthen and build upon the community's historical association with the Bruce Stampede.	3.1.1	To have the Bruce stampede grounds designated as an historically significant site.	3.1.1	Either a non-profit society or the County of Beaver to make application to the Historic Sites Service, Alberta Culture. Community can also request the County to designate the site as a local municipal historic site.	3.1.1	Commence immediately with applications to both Province and the County.

PLAN OF ACTION

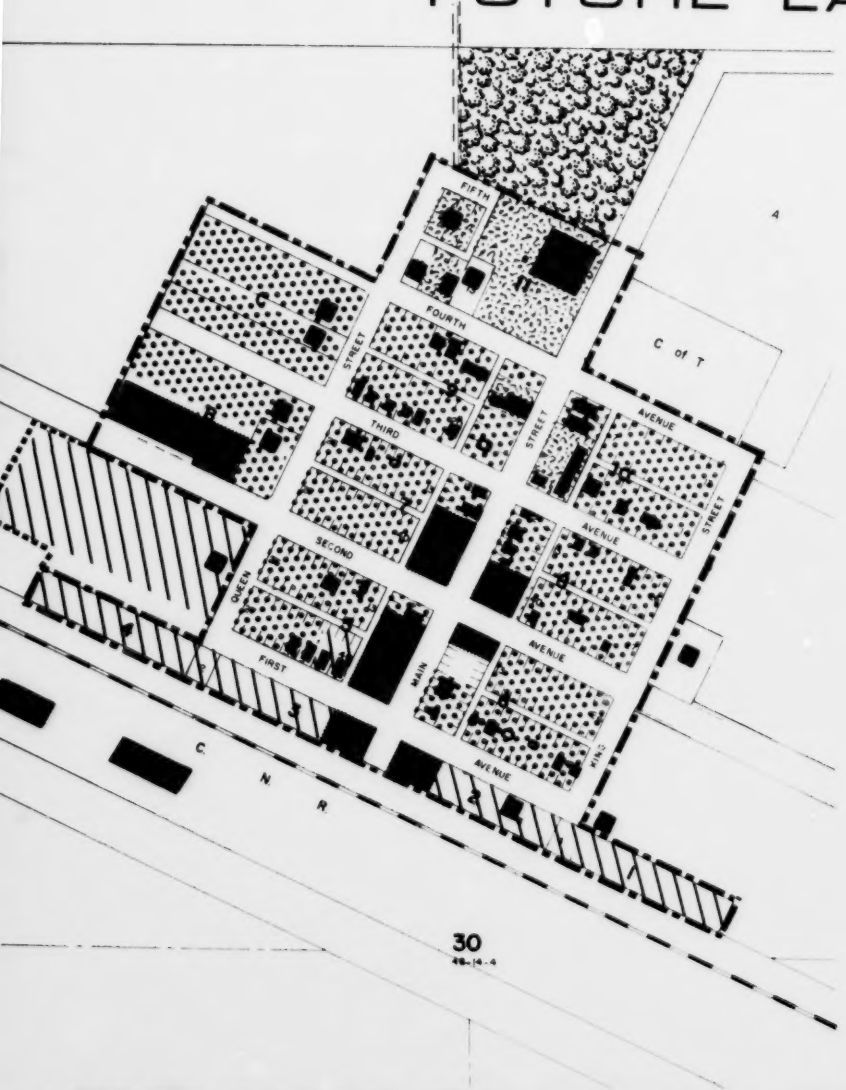
Community Goals/Priorities	What	How and Who	When
GOAL:			
3. TO PROMOTE A HIGH QUALITY OF LIFE WITHIN THE BRUCE COMMUNITY			
PRIORITIES:			
3.1 Strengthen and build upon the community's historical association with the Bruce Stampede.	3.1.2 Acquire provincial funding to assist in maintaining the stampede grounds; erecting a plaque and identifying signage; preparing a brochure outlining history of the stampede and the community, restoring historic buildings, etc.	3.1.2 Either a non-profit Society or the County of Beaver to make application to the Grants Officer, Historic Resources Division, Alberta Culture. Possible funding programs: i) Registered Historic Resource Assistance Program ii) Local Restoration Assistance Program iii) Special Historical Project Assistance Program iv) Historical Publication Assistance Program.	3.1.2 Applications should be made after the Province has made a decision on the request for historic site designation.

PLAN OF ACTION

Community Goals/Priorities		What		How and Who		When	
GOAL:							
3.	TO PROMOTE A HIGH QUALITY OF LIFE WITHIN THE BRUCE COMMUNITY						
PRIORITIES:							
3.1	Strengthen and build upon the community's historical association with the Bruce Stampede.	3.1.3	Establish a Bruce Stampede museum and archives (possibly utilizing the old Bruce Community Hall).	3.1.3	Local community to initiate project, organize collection of material, determine appropriate location and make application for funding assistance to Grants Officer, Historic Resources Division, Alberta Culture. Possible funding programs: i) Museum Assistance Program.	3.1.3	Commence immediately.

FUTURE LAND USE CONCEPT

MAP 5



hamlet boundary

building occupied

building vacant

proposed boundary extension

residential

commercial

light industrial

institutional

park

N

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APPENDIX I

COMMUNITY MEETING SUMMARY
HAMLET OF BRUCE, June 18, 1985

HAMLET OF BRUCE
COMMUNITY MEETING SUMMARY

PLACE: Hamlet of Bruce — OLD SCHOOL/ COMMUNITY CENTRE
TIME: JUNE 18, 1985; 7:30 p.m.
PLANNERS: DAVE BARBER, TIZIANO ZAGHI
BRUCE CONTACT: BRUCE KAWALILAK 688-3617
688-3777

POSITIVE ASPECTS OF COMMUNITY

- good neighbours
- quiet
- people are friendly
- received good service from existing businesses
- strong community volunteer associations (ie. Bruce Stampede Association, Agricultural Association)
- small size
- good quality of life
- good cooperation between residents
- positive future due to high percentage of young families (approximately 63% of population is less than 50 years of age)
- strong history "Bruce Rodeo" oldest existing professional rodeo in Alberta
- good access to larger urban centres for shopping, recreation, etc. (ie. Edmonton, Viking, Vegreville, Holden)

NEGATIVE ASPECTS OF COMMUNITY

*— terrible road conditions
*— private lots not maintained (grass too high, weeds, etc.)
*— County owned lots not maintained (ie. parcels under receivership)
— vacant buildings pose a safety hazard (ie. fire, collapse)
— stray dogs (need dog control)
— poor drainage on roads
— not enough traffic signs
— old buildings are an eye-sore on Main Street
— unsightly abandoned vehicles and scrap in yards
— little cooperation with County Council

* identifies areas of greatest concern

GOALS OF THE COMMUNITY

- to become large enough [residential and business uses] so that incorporation may be feasible, thereby controlling own density
- have bigger road signs
- develop specific bylaws to deal with problems such as a "nuisance bylaw"
- converting existing, unused C.N. lands into park

VIEW OF COMMUNITY IN 10 YEARS

- population will have increased to 120 people
- more young families, increase in natural population [births]
- lots will become more attractive because of lower costs than surrounding urban centres [Viking, Holden, Edmonton]
- if the community is cleaned up and improvements made [ie. roads] more people will be attracted to live in Bruce
- cheap rental facilities may be available to house transitory farm help which will become more and more important
- C.N. lands improved [ie. park]

NOTES: Owner of Bruce Hotel wishes to know if grants are available for draining sloughs in urban areas [ie. Hamlet of Bruce].

No representative from County present.

APPENDIX II

COMMUNITY PLAN QUESTIONNAIRE SUMMARY HAMLET OF BRUCE

HAMLET OF BRUCE: COMMUNITY PLAN QUESTIONNAIRE SUMMARY*

	Question	Number**	% **
1.	Length of residence in Bruce.		
	a) 1-3 years	2	15
	b) 4-10 years	1	8
	c) more than 10 years	10	77
2.	Present occupation.		
	a) working full-time	9	64
	b) working part-time	1	7
	c) unemployed	0	0
	d) retired	4	29
3.	Location of work.		
	a) Bruce	7	59
	b) County of Beaver	1	8
	c) Town/Village in County of Beaver	3	25
	d) outside County of Beaver	0	0
	e) surrounding areas	1	8

* Total of 13 questionnaires returned.

** These totals and percentages represent specific comments or responses.

4.	What do you like most about living in Bruce?		
	• Quite atmosphere	10	30
	• Community cooperation/spirit/ friendliness	10	30
	• Safe place/good place for children	7	21
	• Smallness	3	9
	• Good proximity to other facilities	3	9
	• Young community	1	3
5.	What do you like least about living in Bruce?		
	• Poor street conditions (muddy, poorly drained)	7	35
	• Generally poor visual appearance of community (ie. unkept vacant lots, abandoned buildings, old cars, junk, etc.)	9	45
	• Poor sidewalk conditions	2	10
	• Unlevelled sloughs	1	5
	• Ignored by County	1	5

6. What changes are needed to improve your community?

• Street improvement needed (ie. better surfacing, eliminated drainage, problems)	12	29
• Clean up vacant lots, unkept properties, yard, junk, etc.)	12	29
• Repair/improve sidewalks	5	12
• Property maintenance/ improvement bylaw needed	5	12
• County support in community improvement	4	10
• Level off slough	1	2
• Remove car bodies at SE end of main street	1	2
• Demolish old cafe building on main street	1	2
• Rail crossing needs improving	1	2

7. Given existing trends, what will Bruce look like 10 years from now?

• Young community with possibility to grow	9	53
• Increased growth conditional on street and lot improvement	4	23
• Improved quality of housing	1	6
• Good quality of life	1	6
• Not much different than now	1	6
• Worse than now (if trend continues)	1	6